

7-025



Susan/ Sylvia,

Here's the timeline I've arrived at from the documents and dates I'm aware of.

Mike

### 2102A/B East 13<sup>th</sup> St. Timeline Information

- Austin Energy Application Approved: Dated 1<sup>st</sup> July 25, 2006; 2<sup>nd</sup> Sept. 27, 2007
- Survey showing two (2) structures on lot: Prepared on July 25, 2007
- Culbertson's signed contract for 2102B on July 31, 2007. ( unit 'A' existed)
- Survey stamped for City of Austin permit approval: Dated Aug. 16, 2007
- Permit request to finish out 2102B: Dated Aug. 16, 2007
- Culbertson's closed on Aug. 27, 2007, but were unable to move due to lack of a CO.
- Ian Mitchell submits an altered survey to apply for a Single Family CO. A SF CO was issued on Aug. 31, 2007. ( CO states sq. footage was 1710 sq. ft.)
- City of Austin Residential Permit: Dated 1<sup>st</sup> Aug. 17, 2007; 2<sup>nd</sup> Sept.28, 2007 for remodel of 2102B; FAR form: Dated Aug.27, 2007
- Application for residential construction permit for 2102A (which already exists): Dated Sept. 27, 2007
- Building permit Issued for 2102A: Dated Sept. 28, 2007
- Mechanical permit Issued for 2102A: Dated Jan. 16, 2008
- Electrical permit Issued for 2102A: Dated Jan. 18, 2008
- Plumbing permit Issued for 2102A: Dated Jan. 28, 2008
- Loan Note for 'Condo Project @ 2102 E. 13<sup>th</sup> St.' in the amount of \$217,000.00: Dated Aug. 28, 2008
- Loan default action against Ian Mitchell Filed on July 13, 2009
- Trustee's deed dated Aug. 4, 2009 transfers ownership of 2102A to WSC REO LLC.

**Walker, Susan**

---

**From:** collinsmc@att.net  
**Sent:** Wednesday, October 27, 2010 3:22 PM  
**To:** Walker, Susan; collinsmc@att.net  
**Subject:** 2102 A/B zipper wall area pictures

Susan,

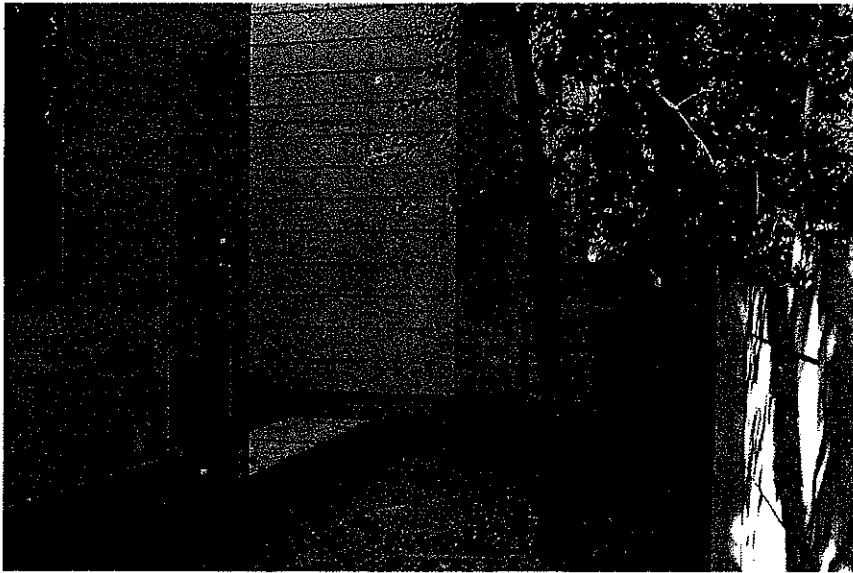
Here are the photo's showing the area we're dealing with for the zipper wall issue at 2102 East 13th St.

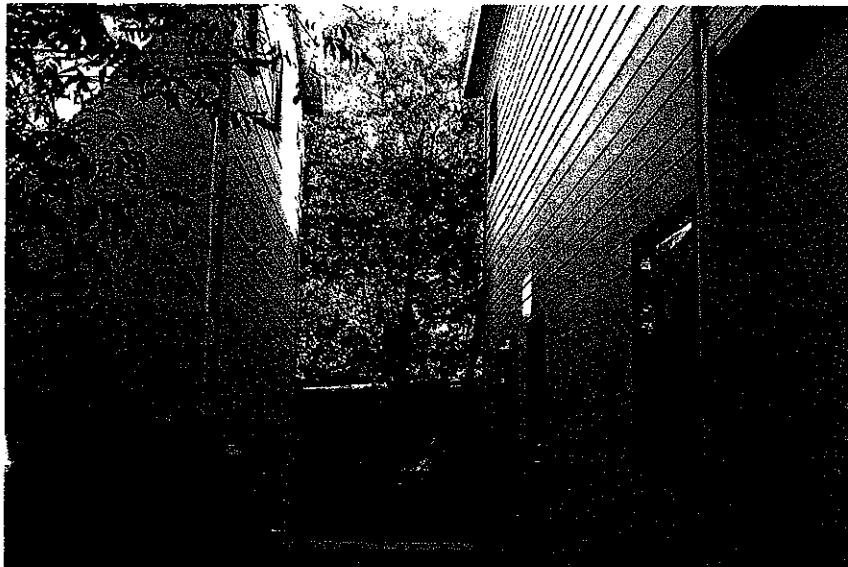
Mike

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**How to save a picture**

Simply right-click on it, then "Save Image As...". (Mac users: drag the picture to your desktop.)

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Organize, print, and share your digital photos using FREE Kodak EasyShare software. [Download the software](#)

**Kodak** EasyShare  
Software



## Get 20 Free Prints

[Get started for free](#) at [kodakgallery.com](http://kodakgallery.com) and we'll give you 20 free prints (new members only). Plus, create photo mugs, books, cards, and more!





ALLEY (20')

SCALE: 1"=20'

edge of paving

(161.4')

N80°02'58"E 53.80'

N80°02'58"E 161.41'

(53.8')

gravel drive/parking

concrete drive

a 1/2 inch iron rod found but not used bears S42°38'W 1.36 ft. from capped rod

LOT 3

LOT 1

LOT 2

**BLOCK 6**  
**A. E. HABICHT SUBDIVISION**  
**OF OUTLOT 34 DIVISION B**  
**VOLUME 1 PAGE 42**

**SURVEY MAP OF**  
**LOT 2, BLOCK 6, A. E. HABICHT**  
**SUBDIVISION OF OUTLOT 34,**  
**DIVISION B, A SUBDIVISION**  
**IN TRAVIS COUNTY, TEXAS,**  
**ACCORDING TO THE MAP OR**  
**PLAT THEREOF RECORDED IN**  
**VOLUME 1 PAGE 42 OF THE**  
**PLAT RECORDS OF TRAVIS**  
**COUNTY, TEXAS.**  
**LOCATED AT 2102 EAST 13TH STREET.**  
**page 1 of 4**

Orientation for this map is based on a bearing of S38°16'16"W between points A and B labeled hereon.

This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

**LEGEND**

⊙ 1/2" Iron Rod Found

◊ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."

— Wood Fence

— Chain Link Fence

— Overhead Utility Line

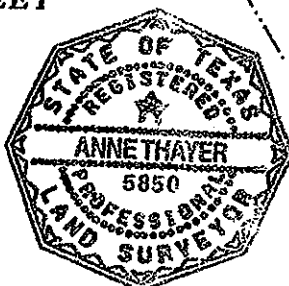
⊠ Air Conditioning Unit and Pad (Record Distance)

**HOLT CARSON, INC.**  
**1904 FORTVIEW ROAD**  
**AUSTIN, TX 78704**  
**(512) 442-0990**

C801084

PREPARED: JUNE 14, 2010  
BY:

Anne Thayer  
Registered Professional Land Surveyor No. 5850



**EAST 13th STREET**  
**(60')**

2nd floor

wood deck

2 story frame house No. 2102-A

wood porch

2nd floor

balcony

concrete drive

capped: "Cookston"

S79°59'50"W 53.76'

(53.8')

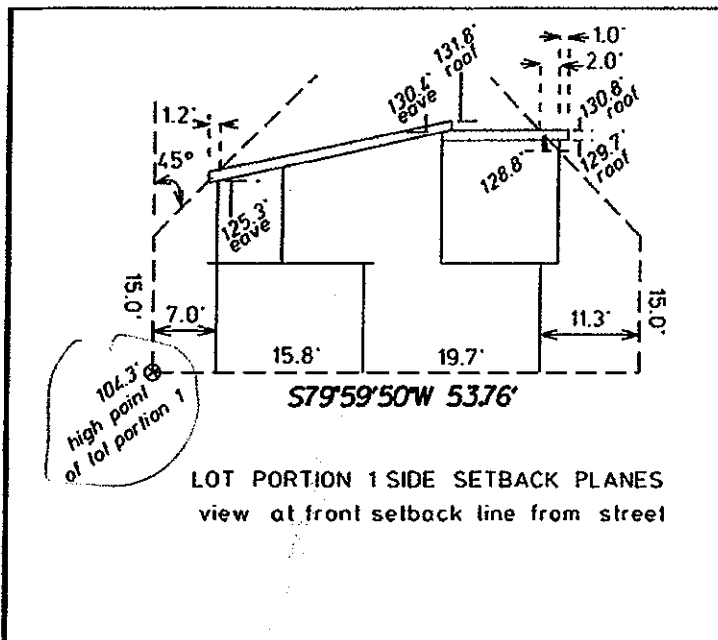
water meter

curb

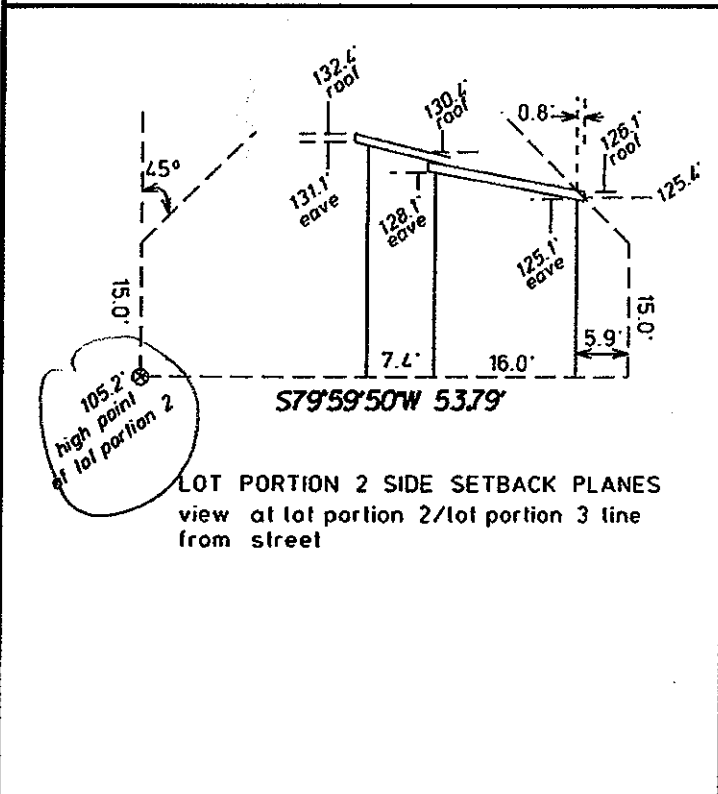
a 1/2 inch iron pipe found but not used bears N06°15'W 1.14 ft. from capped rod

*To not provide common roof @ 2nd floor but at a lower level*



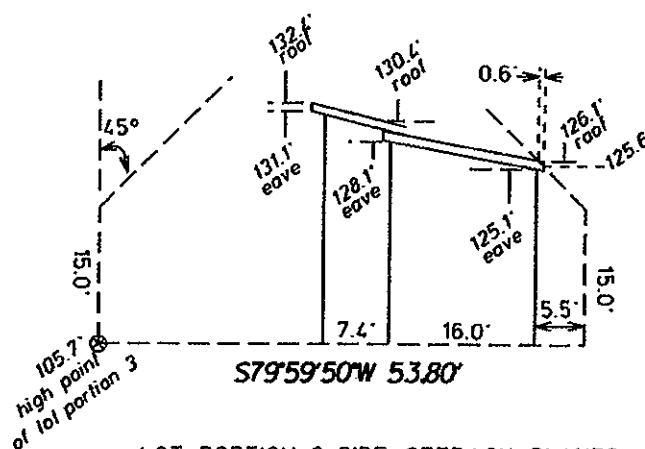


LOT PORTION 1 SIDE SETBACK PLANES  
view at front setback line from street



LOT PORTION 2 SIDE SETBACK PLANES  
view at lot portion 2/lot portion 3 line  
from street

SCALE: 1"=20'



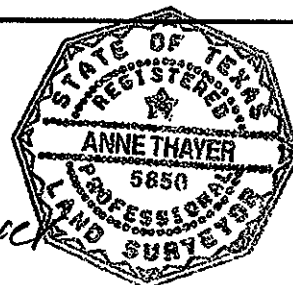
LOT PORTION 3 SIDE SETBACK PLANES  
view at rear wall line of Unit B

SURVEY MAP OF  
LOT 2, BLOCK 6, A.E. HABICHT  
SUBDIVISION OF OUTLOT 34,  
DIVISION B, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN  
VOLUME 1 PAGE 42 OF THE  
PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.  
LOCATED AT 2102 EAST 13TH STREET.  
page 4 of 4

PREPARED: JUNE 14, 2010  
BY:

*Anne Thayer*

Anne Thayer  
Registered Professional Land Surveyor No. 5850



HOLT CARSON, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

C801084



SURVEY MAP OF  
LOT 2, BLOCK 6, A. E. HABICHT  
SUBDIVISION OF OUTLOT 34,  
DIVISION B, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR  
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LOCATED AT 2102 EAST 13TH STREET.  
page 2 of 4

LAND AREA: 7790 sq. ft.

Unit A

- a) first floor footprint: 1020 sq ft
- b) 2nd floor "footprint" 1070 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: attached; included in first floor area "a"
- f) decks (at 100%): 60 sq ft..
- g) breezeway: none
- h) covered patio: none
- i) covered porches 150 sq. ft
- j) balconies: 70 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2370 sq. ft

Unit B

- a) first floor footprint: 1030 sq ft
- b) 2nd floor "footprint" 1060 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: none
- f) decks (at 100%): none
- g) breezeway: none
- h) covered patio:
- i) covered porches: 20 sq. ft
- j) balconies: 130 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2240 sq. ft.

Unit A footprint: 1020 sq. ft.  
Unit B footprint: 1030 sq. ft.  
concrete areas: 840 sq. ft.  
covered wood porch: 150 sq. ft.  
wood deck: 60 sq. ft.  
gravel drive/parking area: 500 sq. ft.

The above improvements constitute 3600 sq. ft.  
or 46.2% of the land area

(with wood deck included at 50%, the improvements  
constitute 3570 sq. ft or 45.8% of the land area)



A handwritten signature in cursive script, appearing to read "Annette Hayer".

## CITY OF AUSTIN

8.17.07

## RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-144338 RM  
 Building Permit No. 2007144343  
 Plat No. 8/16/07 Date 8/16/07  
 Reviewer SRP

## PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. \_\_\_\_\_  
 Legal Description  
 Lot 2 Block B Subdivision OLT 34 DSV B Section \_\_\_\_\_ Phase \_\_\_\_\_  
 If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)  
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.  
 Description of Work  
☒ Remodel (specify) INTERIOR FINISH FOR A.P. - 06 - 018884  
☐ New Residence  
☐ Duplex  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
☐ Other (specify) \_\_\_\_\_  
 Zoning (e.g. SF-1, SF-2...) \_\_\_\_\_  
 - Height of Principal building \_\_\_\_\_ ft. # of floors \_\_\_\_\_ Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
 - Does this site currently have water and wastewater availability? ☐ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 - Does this site have a septic system? ☐ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
 Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No. If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☐ No  
 Does this site front a paved street? ☐ Yes ☐ No A paved alley? ☐ Yes ☐ No  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

## VALUATIONS FOR REMODELS ONLY

Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7757.5 sq.ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)

TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ \_\_\_\_\_  
 (Labor and materials)

PERMIT FEES  
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

## OWNER / BUILDER INFORMATION

OWNER	Name <u>MGE DEVELOPMENT</u>	Telephone (h) <u>632-0066</u> (w) _____
BUILDER	Company Name <u>MGE DEVELOPMENT</u>	Telephone <u>632-0066</u>
	Contact/Applicant's Name <u>IAN MITCHELL</u>	Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor <u>FRANCISCO SALAS</u>	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>MGE DEVELOPMENT</u>	Telephone <u>632-0066</u>
	Address <u>1200 BOB HARRISON, UNIT B</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>7870</u>

If you would like to be notified when your application is approved, please select the method:

\_\_\_\_ telephone

\_\_\_\_ e-mail:

\_\_\_\_ mgedevelopment@gmail.com  
 You may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)

**CITY OF AUSTIN****RESIDENTIAL PERMIT APPLICATION "B"****CITY OF AUSTIN****RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

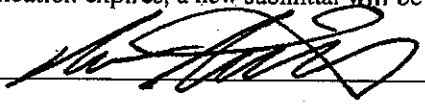
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 8-16-07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**

Service Address \_\_\_\_\_

Applicant's Signature  Date 8-16-07

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 E. 13<sup>th</sup>

Applicant's Signature [Signature]

Date 8-16-07

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u> sq. ft.	sq. ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	sq. ft.
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u> sq. ft.	sq. ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	sq. ft.
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
<b>V. Garage</b>		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u> sq. ft.	sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. ft.
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>		
	sq. ft.	sq. ft.
<b>VII. TOTAL</b>	<u>1710</u> sq. ft.	sq. ft.

<b>TOTAL GROSS FLOOR AREA (add existing and new from VII above)</b>	
	<u>1710</u> sq. ft.
<b>GROSS AREA OF LOT</b>	<u>7757.5</u> sq. ft.
<b>FLOOR AREA RATIO (gross floor area / gross area of lot)</b>	<u>22</u> %

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

3291  
2103



LARRY MITCHELL



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78756  
(512) 505-7200

**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meimardus Drive  
Austin, Texas 78744  
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name	<u>MGE DEVELOPMENT</u>	Phone	<u>632-0066</u>
Address	<u>2102 EAST 13<sup>th</sup></u>		
Legal Description	<u>OLT 34 Dev B</u>		
Lot	<u>2</u>	Block	<u>6</u> Commercial/Residential? <u>RES.</u>

Service Main Size	<u><del>40</del> 350</u>	(amps)	Service Conductor	<u>COMPACTED AL</u>	(type & size)
Service Length	<u>60</u>	(ft.)	Number of Meters?	<u>2</u>	Multi-Fuel Y N
Overhead/Underground?	<u>X</u>	Voltage	<u>          </u>	<input checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	<u>3101</u>	Total A/C Load	<u>2</u>	(# of units)	<u>7</u> (Tons)
Largest A/C unit	<u>4</u>	(Tons)	LRA of Largest A/C Unit	<u>40</u>	(amps)
Electric Heating	<u>GAS</u>	(kw)	Other	<u>GAS</u>	(kw)

Comments: \_\_\_\_\_

Larry Mitchell 7-25-06 632-0066  
ESPA Completed by (Signature & Print name) Date Phone

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

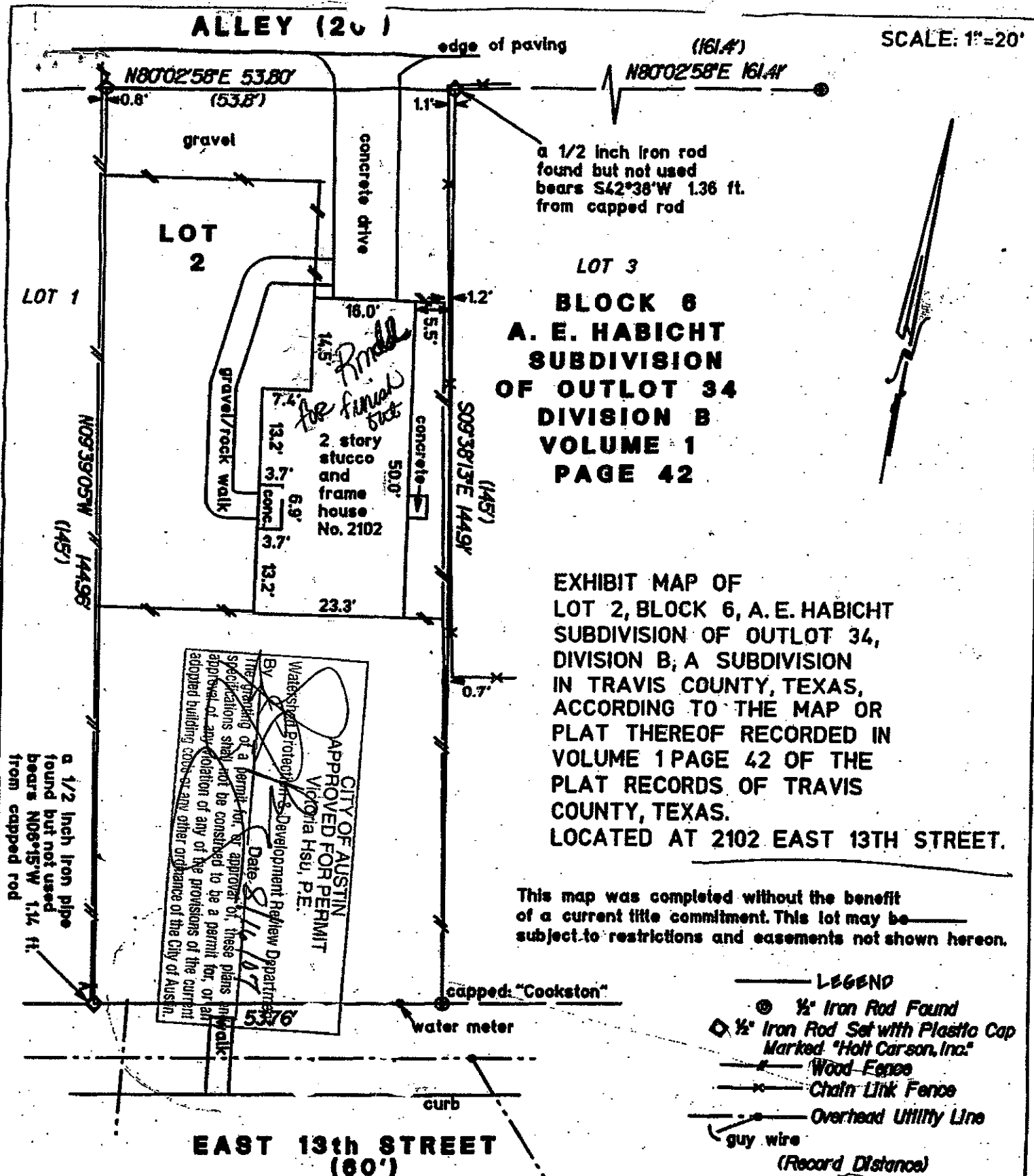
Phone

**Application expires 90 days after date of Approval**



ALLEY (20')

SCALE: 1"=20'



## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-154424 PA  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 9/27/07  
 Reviewer SPB

## PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. \_\_\_\_\_  
 Legal Description  
 Lot 2 Block B Subdivision Old 34 DSV B Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work change of use ☒ Remodel (specify) Change of Use from SF to Duplex  
☐ New Residence  
☒ Duplex ☒ Addition (specify) TO CREATE DUPLEX  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool ☐ Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF3 N/P

- Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
 - Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 - Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

## VALUATIONS FOR REMODELS ONLY

Building \$ \_\_\_\_\_  
 Electrical \$ \_\_\_\_\_  
 Mechanical \$ \_\_\_\_\_  
 Plumbing \$ \_\_\_\_\_  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7757.5 sq.ft.  
 Job Valuation - Principal Building \$ \_\_\_\_\_  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)

TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ 80,000.00  
 (Labor and materials)

## PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODEL
Building	\$ <u>185</u>	\$ _____
Electrical	\$ <u>150</u>	\$ _____
Mechanical	\$ <u>66</u>	\$ _____
Plumbing	\$ <u>85</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

## OWNER / BUILDER INFORMATION

OWNER	Name <u>MGE Development VICTOR STINSON</u>	Telephone (h) <u>632-006</u>
BUILDER	Company Name <u>MGE Development STINSON PROPERTY GROUP</u>	Telephone (w) <u>632-006</u>
	Contact/Applicant's Name <u>IAN MITCHELL</u>	Pager _____
DRIVEWAY/ SIDEWALK	Contractor <u>FRANCISCO SALAS</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>MGE Development</u>	Telephone <u>632-0066</u>
	Address <u>1200 Bob Harrison, Unit B</u>	City <u>AUSTIN TX</u> ZIP <u>787</u>

If you would like to be notified when your application is approved, please select the method:

\_\_\_\_\_ telephone

☒ e-mail: mgedevelopment@gmail.com

You may check the status of this application at [www.ci.austin.tx.us/development/pierivv.htm](http://www.ci.austin.tx.us/development/pierivv.htm)

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 E. 13th

Applicant's Signature [Signature]

Date 8-27-07

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	Existing		New / Addition	
<b>I. 1<sup>st</sup> Floor Gross Area</b>				
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u>	sq. ft.	<u>550</u>	S
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.		sq. ft.		S
c. TOTAL (add a and b above)		sq. ft.		S
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>				
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u>	sq. ft.	<u>590</u>	S
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.		sq. ft.		S
f. TOTAL (add d and e above)		sq. ft.		S
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>				
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).		sq. ft.	<u>45</u>	S
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet		sq. ft.		S
i. TOTAL (add g and h above)		sq. ft.		S
<b>IV. Basement Gross Area</b>				
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.		sq. ft.		S
<b>V. Garage</b>				
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u>	sq. ft.	<u>350-200</u> <u>150</u>	S
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)		sq. ft.		S
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>				
		sq. ft.		S
<b>VII. TOTAL</b>	<u>1710</u>	sq. ft.	<u>1290</u> <u>133</u>	S

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	<u>3000</u>	sq. ft.	<u>3045</u>
<b>GROSS AREA OF LOT</b>	<u>7757.5</u>	sq. ft.	
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	<u>39</u>	%	<u>39</u>

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and

102

## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "C"

## BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	690	sq.ft.	550	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	920	sq.ft.	590	sq.ft.
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
X attached	350	sq.ft.	350	sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%] 2nd Flr		sq.ft.	128	sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.	100	sq.ft.
j. Balconies 2nd Flr		sq.ft.	250	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.	45	sq.ft.
Specify				

TOTAL BUILDING AREA (add a. through l.)

1910

sq.ft.

1885 2013

1045

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

990

2035 sq.ft.

26 % of lot

Net 3103 #

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2035	sq.ft.
b. Driveway area on private property	510	sq.ft.
c. Sidewalk / walkways on private property	170	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	128/64	sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2797

sq.ft.

36

% of lot

Net - 3490.8

ALLEY (0')

SCALE: 1"=20'

REVIEWED FOR ZONING ONLY

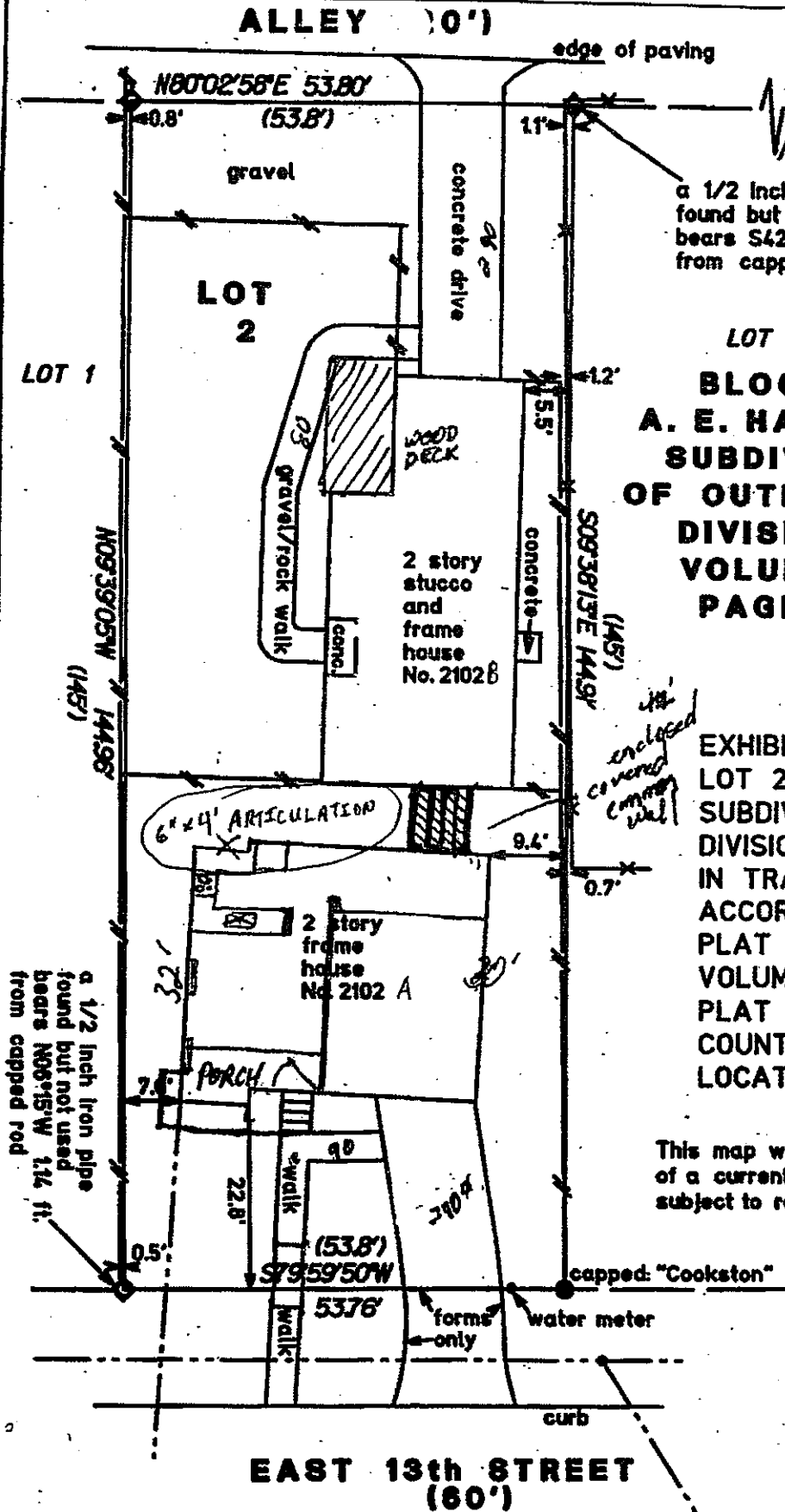
a 1/2 inch iron rod found but not used bears S42°38'W 136 ft. from capped rod

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.  
Water and Development Review Department  
By: [Signature] Date: 9/27/07  
The granting of a permit for this use does not constitute approval of, or any other endorsement of, the current adopted building code or any other ordinance of the City of Austin.

LOT 3  
**BLOCK 6  
A. E. HABICHT  
SUBDIVISION  
OF OUTLOT 34  
DIVISION B  
VOLUME 1  
PAGE 42**

EXHIBIT MAP OF  
LOT 2, BLOCK 6, A. E. HABICHT  
SUBDIVISION OF OUTLOT 34,  
DIVISION B, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN  
VOLUME 1 PAGE 42 OF THE  
PLAT RECORDS OF TRAVIS  
COUNTY, TEXAS.  
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit  
of a current title commitment. This lot may be  
subject to restrictions and easements not shown hereon.



- LEGEND**
- 1/2" Iron Rod Found
  - ◊ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
  - Wood Fence
  - Chain Link Fence
  - Overhead Utility Line
  - guy wire (Record Distance)

PREPARED: July 25, 2007  
BY: [Signature]  
Utilities etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Anne Thayer  
Registered Professional Land Surveyor No. 5850

see map A601084 for complete boundary survey  
**AE APPROVED**  
SEP 27 2007  
270-115  
DH

**HOLT CARSON, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

copyright 2007 C80108



## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "B"

## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit, and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of a subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE

DATE

9-27-07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

TRCC# 32396

2/27/08

## Rejection Notes/Additional Comments (for office use only):

- structure fits within bldg tent - overhangs can extend 2' outside
- sidewalk articulation - East wall must articulate at tent 32'. No sidewalk art required for west wall because wall length is 30'
- FAR allowed 31037/ applicant has 30457
- 2nd Flr balcony is uncovered
- Setback avg allows structure to be 22.8' (LDC Subchapter F, Art 2.2 Sec 2.3B)
- duplex common wall must be a minimum of 4' - can use zipper wall + wall must connect both units with common roof.
- Porch - cannot encroach into 5' side setback. Can encroach into front (22.8') setback UP TO 5'.

Service Address

Applicant's Signature

Date

9-27-07

- No ceiling height over 15' in height.



IAN MITCHELL



Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206

**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps, 1Ø or 225 amps 3Ø

Customer Name MGE DEVELOPMENT Phone 632-0066  
Address 2102 EAST 13<sup>th</sup>  
Legal Description OLT 34 DED. B  
Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size ~~40~~ 350 (amps) Service Conductor CONNECTED AL (type & size) 4Ø  
Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N  
Overhead/Underground? X Voltage \_\_\_\_\_ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)  
Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)  
Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)  
Electric Heating GAS (kw) Other GAS (kw)

Comments: \_\_\_\_\_

Ian Mitchell 7-25-06 632-0066  
ESPA Completed by (Signature & Print name) Date Phone

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

**Application expires 90 days after date of Approval**

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

**AE APPROVED**

SEP 27 2007

270-115  
DH

**AE APPROVED**

JUL 25 2006

206-6  
DH

250 Amps

# CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION

BP Number <u>AP-06-75702A</u>	
Building Permit No. <u>0601884</u>	
Plat No. _____	Date <u>7/27/06</u>
Reviewer <u>D. M. Ch</u>	

### PRIMARY PROJECT DATA

Service Address <u>2102 East 13th</u>	Tax Parcel No. <u>0209 092512</u>
Legal Description Lot <u>2</u> Block <u>6</u> Subdivision <u>OLT 51 2nd B</u>	Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
(attach final approved copy of subdivision and site plan)

*If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.*

### Description of Work

<p><u>Unit A - 1st attached garage, 1st fl</u>  <u>2nd fl. suit + balcon</u>  <u>SF-3-NP</u></p>	<p><input checked="" type="checkbox"/> Remodel (specify) <u>interior + exterior</u></p> <p><input checked="" type="checkbox"/> Addition (specify) <u>unit to create duplex model to unit A</u></p> <p><input type="checkbox"/> Other (specify) <u>change use of 1st to duplex</u></p>
--	---

Zoning (e.g. SF-1, SF-2...) <u>SF-3-NP</u>	Height of building <u>28</u> ft. # of floors <u>2</u>
--	---

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.  
 (LDC 25-2-53(B)(6))

Does this site have a Board of Adjustment ruling? Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes ☒ No

Does this site front a paved street? Yes ☒ No A paved alley? ☒ Yes ☐ No

### VALUATIONS FOR REMODELS ONLY

Building \$ <u>55,200</u>	
Electrical \$ <u>5,000</u>	
Mechanical \$ <u>3,800</u>	
Plumbing \$ <u>6,000</u>	
Driveway & Sidewalk \$ _____	
<b>TOTAL \$ <u>70,000</u></b>	
<small>(labor and materials)</small>	

### DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size <u>7757.5</u> sq. ft.	
Job Valuation \$ <u>142,000</u>	<small>(Labor and materials)</small>
Total Job Valuation (remodels and additions) \$ <u>142,000</u>	
<small>(Labor and materials)</small>	

### PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>210</u>	\$ <u>384</u> = <u>674</u>
Electrical	\$ <u>165</u>	\$ <u>55</u> = <u>220</u>
Mechanical	\$ <u>94</u>	\$ <u>55</u> = <u>149</u>
Plumbing	\$ <u>100</u>	\$ <u>55</u> = <u>155</u>
Driveway & Sidewalk	\$ _____	\$ _____
<b>TOTAL \$ _____</b>		

### OWNER / BUILDER INFORMATION

OWNER Name <u>MCE DEVELOPMENT</u>	Telephone (h) _____ (w) <u>632-0066</u>
BUILDER Company Name <u>GARY PARRIS</u>	Telephone <u>632-0066</u>
Contact/Applicant's Name <u>LAW MITCHELL</u>	Pager _____ FAX <u>632-1887</u>
DRIVEWAY / SIDEWALK Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY Name <u>MCE DEVELOPMENT</u>	Telephone <u>632-0066</u>
Address <u>8305 Hwy 71 WEST, STE 260</u> City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78735</u>	

If you would like to be notified when your application is approved, please select the method:

telephone ☒ e-mail: mcedevelopment@gmail.com

You may check the status of this application at [www.ci.austin.tx.us/development/pierivt.htm](http://www.ci.austin.tx.us/development/pierivt.htm)

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S  
SIGNATURE



DATE

7-25-06

Rejection Notes/Additional Comments (for office use only):

6 bdrms

5 bath = 3/4"

Address 2102 East 13<sup>th</sup>  
Applicant's Signature [Signature] Date 7-25-06

## BUILDING COVERAGE

is the area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	<u>543</u>	sq. ft.	<u>106</u>	<u>595</u> sq. ft.
b. 2 <sup>nd</sup> floor conditioned area		sq. ft.	<u>736</u>	<u>1121</u> sq. ft.
c. 3 <sup>rd</sup> floor conditioned area		sq. ft.		sq. ft.
d. Basement		sq. ft.		sq. ft.
e. Garage / Carport				
<input checked="" type="checkbox"/> attached		sq. ft.	<u>240</u>	<u>450</u> sq. ft.
detached		sq. ft.		sq. ft.
f. Wood decks (must be counted at 100%)		sq. ft.		sq. ft.
g. Breezeways		sq. ft.	<u>96</u>	sq. ft.
h. Covered patios		sq. ft.		sq. ft.
i. Covered porches		sq. ft.	<u>30</u>	sq. ft.
j. Balconies		sq. ft.	<u>55</u>	sq. ft.
k. Swimming pool(s) (pool surface area(s))		sq. ft.		sq. ft.
l. Other building or covered area(s)		sq. ft.		sq. ft.
Specify _____				

TOTAL BUILDING AREA (add a. through l.)

835 543 sq. ft.

3082 3129 sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

26.6 28.95 2246 2060 sq. ft. % of lot

## IMPERVIOUS COVERAGE

include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2246</u>	sq. ft.
b. Driveway area on private property	<u>768</u>	sq. ft.
c. Sidewalk / walkways on private property	<u>192</u>	sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks (may be counted at 50%)		sq. ft.
f. Air conditioner pads	<u>27</u>	sq. ft.
g. Concrete decks	<u>12</u>	sq. ft.
h. Other (specify) _____		sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3245 sq. ft.

41.83 31.4 % of lot





## Austin Energy

St. Elms Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 10 or 225 amps 30

Service Main Size 350 (amps) Service Conductor AL (type & size) 40

Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N

Overhead/Underground? X Voltage \_\_\_\_\_ ☒ Single-phase (120) ☐ Three-phase (300)

Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)

Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)

Electric Heating GAS (kW) Other GAS (kW)

Comments:

7-25-06      632-0066  
Date              Phone

Date \_\_\_\_\_

Phone

**Application expires 90 days after date of Approval**

AE APPROVED  
JUL 25 2006  
306-6  
DH



## City of Austin

# CERTIFICATE OF OCCUPANCY

**BUILDING PERMIT NO. 2007-144343 BP**

**ISSUE DATE: 08/31/2007**

**BUILDING ADDRESS:** 2102 E 13TH ST

**LEGAL DESCRIPTION:** Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

**PROPOSED OCCUPANCY:**

R- 435 Renovations/Remodel

Remodel - finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)

must reapply for a duplex use

ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

**REMODEL BUILDING SQUARE FOOTAGE:** 1710 SQ. FT.

**SPRINKLER SYSTEM:**

**CODE YEAR:** 2000

**CODE TYPE:** International Residential Code

**FIXED OCCUPANCY:** 0

**NON FIXED OCCUPANCY:**

**CONTRACTOR:** MGE Development. Inc.

**\*\*\*\*\* CERTIFICATE OF OCCUPANCY \*\*\*\*\***

**THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.**

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

**BUILDING CODE REVIEWER:**

**For Leon Barba, Building Official**



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2007-154472-BP

**Type:** RESIDENTIAL

**Status:** Expired

**2102 E 13TH ST UNIT A**

**Issue Date:** 09/28/2007

**EXPIRY DATE:** 03/17/2009

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION						<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY:</b> addn to create a duplex use		<b>WORK PERMITTED:</b> Addition				<b>ISSUED BY:</b> Zulema Flores			
<b>TOTAL SQFT</b> New/Addn: 2,013		<b>VALUATION</b> Tot Val Rem: \$00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 434	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b> 1	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b> 2035		<b>% COVERAGE</b> 26	<b>TOTAL IMPERVIOUS COVERAGE</b> 2672		<b>% COVERAGE</b> 2797	<b># OF BATHROOMS</b>		<b>METER SIZE</b>	

<b>Contact</b> Applicant, Victor Stinson, Stinson Property Group General Contractor, Victor Stinson, Stinson Property Group	<b>Phone</b> (512) 658-8876 (512) 658-8876	<b>Contact</b> Billed To, MGE Development, Inc.	<b>Phone</b> (512) 632-0066
---	--	--	--------------------------------

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	185.00	9/28/2007	Electrical Permit Fee	100.00	1/18/2008	Mechanical Permit Fee	66.00	1/16/2008
Plumbing Permit Fee	85.00	1/28/2008						
<b>Fees Total:</b>	<b>436.00</b>							

<b>Inspection Requirements</b>			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Water Tap Inspection	

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b> structure fits within bldg tend overhangs can extend 2' outside the tent sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30' far allowed 3103 sq ft/applicant has 3045 sq ft. 2nd floor balcony is uncovered setback average allows structure to be 22.8(ldc-subchapter f article 2 sect. 2.3.b) duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof. porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5' no ceiling height over 15' in height 3 off street parking spaces per urban core.
---

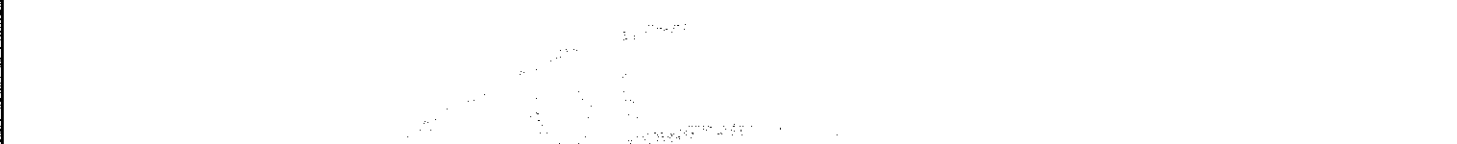
# City of Austin BUILDING PERMIT

**PERMIT NO:** 2007-154472-BP

Type: RESIDENTIAL      Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 09/28/2007 **EXPIRY DATE: 03/17/2009**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION					SITE APPROVAL		ZONING SF-3-NP		
PROPOSED OCCUPANCY: addn to create a duplex use			WORK PERMITTED: Addition			ISSUED BY: Zulema Flores			
									
TOTAL SQFT New/Addn: 2,013		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES 3
TOTAL BLDG. COVERAGE 2035		% COVERAGE 26	TOTAL IMPERVIOUS COVERAGE 2672		% COVERAGE 2797	# OF BATHROOMS		METER SIZE	

## Residential Zoning Review

**Date**  
09/27/2007

**Reviewer**  
Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

<u>Type</u>	<u>Date</u>	<u>Status</u>	<u>Comments</u>	<u>Inspector</u>
101 Building Layout	4/2/2008	Temporary		Julio Molis
102 Foundation	3/31/2008	Temporary		Julio Molis
103 Framing	4/2/2008	Pass		Julio Molis
104 Insulation	4/4/2008	Pass		Julio Molis
105 Wallboard	4/10/2008	Pass		Julio Molis
108 TCO Stocking		Open		Julio Molis
111 Energy Final		Open		Julio Molis
112 Final Building		Open		Julio Molis
114 Continuance of work		Open		Julio Molis
611 Water Tap		Open		Austin Water Utility
Deficiencies		Open		Julio Molis



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 2007-154472-MP  
2102 E 13TH ST UNIT A

Type: RESIDENTIAL Status: EXPIRED  
Issue Date: 01/16/2008 **EXPIRY DATE: 03/17/2009**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING  SF-3-NP	
PROPOSED OCCUPANCY addn to create a duplex use		WORK PERMITTED Addition		ISSUED BY: Michelle Meadows	
Total SQFT New/Addn: 2,013 Existing: 1,910		Valuation Remodel: \$.00 Total New: \$80,000.00		Use CAT. 434	Floors 2
				Units 1	

<b>Contact</b> Mechanical Contractor, Larry Susen, Bunten A/C Service General Contractor, Victor Stinson, Stinson Property Group	<b>Telephone</b> (512) 288-4621 (512) 658-8876
--	--

Fee Description	Fee Amount	Paid Date
Mechanical Permit Fee	\$66.00	01/16/2008
<b>Total Fees:</b>	<b>\$66.00</b>	

Inspection Requirements
Mechanical Inspection

**Section 25-11-94 Expiration and Extension of Permit ( Active permits will expire in 180 days at 11:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

### Comments

sturcture fits within bldg tend overhangs can extedn 2' outside the tent  
sidewall articulation-east wall must articutlate at 32' no sidewall art required for west all because wall length is 30'  
far allowed 3103 sq ft/applicant has 3045 sq ft.  
2nd floor balcony is uncovered  
setbac average allows structure to be 22.8(ldc-subchapter f article 2 sect. 2.3.b)  
duplex common wall must be a minium of 47' can use zipper wall and wall must connect both units with common roof.  
porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'  
no ceiling height ov4er 15' in height  
3 off street parking spaces per urban core.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 2007-154472-MP  
2102 E 13TH ST UNIT A

Type: RESIDENTIAL Status: EXPIRED  
Issue Date: 01/16/2008 **EXPIRY DATE: 03/17/2009**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY addn to create a duplex use		WORK PERMITTED Addition		ISSUED BY: Michelle Meadows	
Total SQFT New/Addn: 2,013 Existing: 1,910		Valuation Remodel: \$0.00 Total New: \$80,000.00		Use CAT. 434	
		Floors 2		Units 1	

Type	Date	Status	Comments	Inspector
114 Continuance of work		Open		Julio Molis
400 Mechanical Rough	04/02/2008	Pass		Julio Molis
402 Mechanical Vent		Open		Julio Molis
405 Final Mechanical		Open		Julio Molis
406 Mech TCO Occupancy		Open		Julio Molis
409 Mechanical Temp Gas		Open		Julio Molis
Deficiencies		Open		Julio Molis



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2007-154472-EP

**Type:** RESIDENTIAL **Status:** Final

**2102 E 13TH ST UNIT A**

**Issue Date:** 01/18/2008 **EXPIRY DATE:** 09/18/2008

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP
<b>PROPOSED OCCUPANCY</b> addn to create a duplex use	<b>WORK PERMITTED:</b> Addition	<b>ISSUED BY:</b> Angelica Yanez	
<b>Total SQFT</b> New/Addn: 2,013 Existing: 1,910	<b>Valuation</b> Remodel: \$0.00 Total New: \$80,000.00	<b>Use CAT</b>	<b>Floors</b> 2 <b>Units</b> 1

<b>Contact</b> Electrical Contractor, Tony Jaramillo General Contractor, Victor Stinson, Stinson Property Group	<b>Telephone</b> (512) 657-9926 (512) 658-8876
---	--

<b>Fee Description</b> Electrical Permit Fee	<b>Fee Amount</b> \$100.00	<b>Paid Date</b> 01/18/2008	<b>Inspection Requirements</b> Electric Inspection
<b>Total Fees:</b> \$100.00			

**Section 25-11-94 Expiration and Extension of Permit ( Active permits will expire in 180 days at 11:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

### Comments

structure fits within bldg tend overhangs can extend 2' outside the tent  
sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30'  
far allowed 3103 sq ft/applicant has 3045 sq ft.  
2nd floor balcony is uncovered  
setback average allows structure to be 22.8'(ldc-subchapter f article 2 sect. 2.3.b)  
duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof.  
porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'  
no ceiling height over 15' in height  
3 off street parking spaces per urban core.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.





# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2007-154472-EP

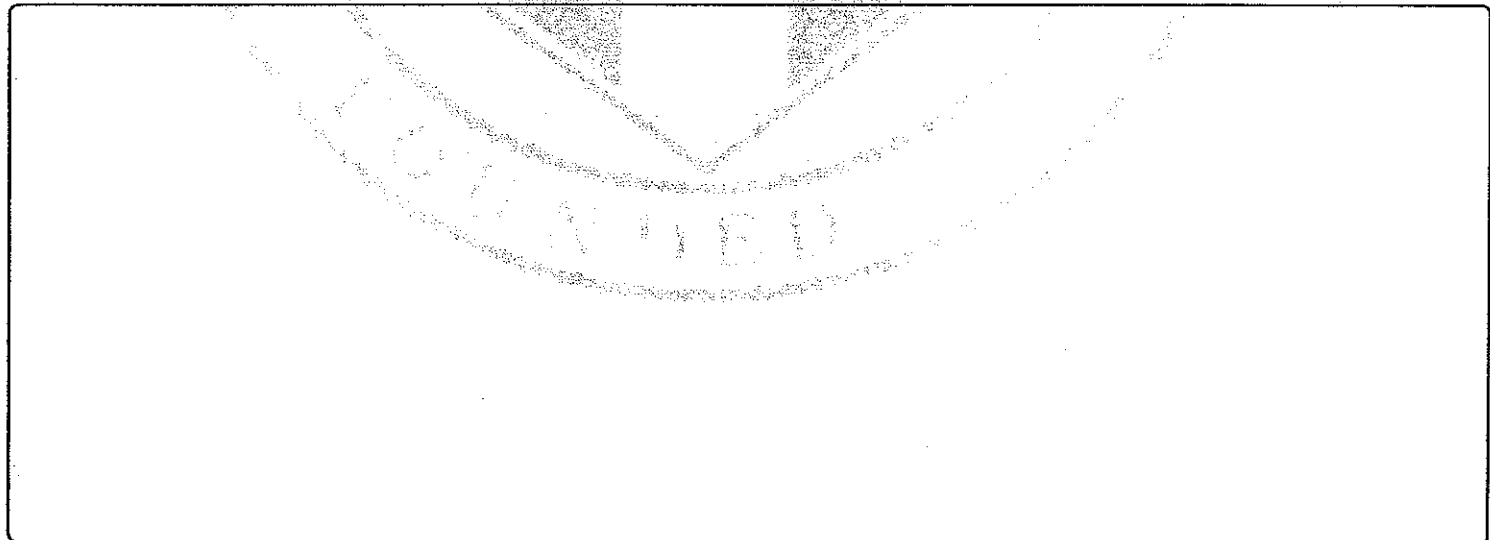
Type: RESIDENTIAL Status: Final

2102 E 13TH ST UNIT A

Issue Date: 01/18/2008 **EXPIRY DATE: 09/18/2008**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL	ZONING SF-3-NP	
PROPOSED OCCUPANCY addn to create a duplex use	WORK PERMITTED: Addition		ISSUED BY: Angelica Yanez	
Total SQFT New/Addn: 2,013 Existing: 1,910	Valuation Remodel: \$0.00 Total New: \$80,000.00	Use CAT	Floors 2	Units 1

Type	Date	Status	Comments	Inspector
114 Continuance of work		Open		
300 Electrical Slab		Open		Sam Verver
301 Electrical Rough	01/30/2008	Pass	sub-panel ok	Sam Verver
302 Electrical Grounding		Open		Sam Verver
304 Temporary Electric	09/18/2008	Cancelled		John Pace
305 Final Electric	09/18/2008	Pass		John Pace
306 Electrical TCO Occupancy		Open		Sam Verver





# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2007-154472-PP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 01/28/2008 **EXPIRY DATE: 03/17/2009**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY</b> addn to create a duplex use	<b>WORK PERMITTED:</b> Addition		<b>ISSUED BY:</b> Glenda Wilsford	
<b>Total SQFT</b> New/Addn: 2,013 Existing: 1,910	<b>Valuation</b> Remodel: \$.00 Total New: \$80,000.00	<b>Use CAT.</b> 434	<b>Floors</b> 2	<b>Units</b> 1

**Contact**

Plumbing Contractor, Rogelio Vasquez, R & R Plumbing  
General Contractor, Victor Stinson, Stinson Property Group

**Telephone**

(512) 382-1994  
(512) 658-8876

<b>Fee Description</b> Plumbing Permit Fee	<b>Fee Amount</b> \$85.00	<b>Paid Date</b> 01/28/2008	<b>Inspection Requirements</b> Plumbing Inspection Water Tap Inspection Sewer Tap Inspection
<b>Total Fees:</b>	<b>\$85.00</b>		

**Section 25-11-94 Expiration and Extension of Permit ( Active permits will expire in 180 days at 11:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

**Comments**

structure fits within bldg tend overhangs can extend 2' outside the tent  
sidewall articulation-east wall must articulate at 32' no sidewall art required for west all because wall length is 30'  
far allowed 3103 sq ft/applicant has 3045 sq ft.  
2nd floor balcony is uncovered  
setback average allows structure to be 22.8(lde-subchapter f article 2 sect. 2.3.b)  
duplex common wall must be a minimum of 47' can use zipper wall and wall must connect both units with common roof.  
porch cannot encroach into 5' side setback. can encroach into front setback(22.8)up to 5'  
no ceiling height over 15' in height  
3 off street parking spaces per urban core.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2007-154472-PP

Type: RESIDENTIAL Status: Expired

2102 E 13TH ST UNIT A

Issue Date: 01/28/2008 **EXPIRY DATE: 03/17/2009**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b> SF-3-NP
<b>PROPOSED OCCUPANCY</b> addn to create a duplex use	<b>WORK PERMITTED:</b> Addition	<b>ISSUED BY:</b> Glenda Wilsford	
<b>Total SQFT</b> New/Addn: 2,013 Existing: 1,910	<b>Valuation</b> Remodel: \$0.00 Total New: \$80,000.00	<b>Use CAT.</b> 434	<b>Floors</b> 2 <b>Units</b> 1

Type	Date	Status	Comments	Inspector
114 Continuance of work		Open		Julio Molis
500 Plumbing Rough	03/14/2008	Cancelled	revise permit	Julio Molis
501 Plumbing Copper	01/30/2008	Cancelled		Julio Molis
502 Plumbing Top Out	04/02/2008	Pass		Julio Molis
503 Plumbing Gas Rough	01/30/2008	Fail		Julio Molis
504 Interior Water Line	01/30/2008	Cancelled		Julio Molis
505 Sewer Yard Line		Open		Julio Molis
506 Water Yard Line		Open		Julio Molis
507 Gas Yard Line		Open		Julio Molis
509 Irrigation Rough		Open		Julio Molis
510 Sewer Tap		Open		Julio Molis
520 Temporary Gas Final		Open		Julio Molis
521 Final Plumbing		Open		Julio Molis
522 Plumbing TCO Occupancy		Open		Julio Molis
524 Boiler/Hotwater Heater		Open		Julio Molis

**SignOff**

**Date**

**SignOff**

**Date**

510 Sewer Tap



# City of Austin BUILDING PERMIT

PERMIT NO: 2007-154473-BP

Type: RESIDENTIAL

Status: Expired

2102 E 13TH ST UNIT B

Issue Date: 09/28/2007

EXPIRY DATE: 03/17/2009

**LEGAL DESCRIPTION**

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

**SITE APPROVAL**

ZONING  
SF-3-NP

**PROPOSED OCCUPANCY:**

WORK PERMITTED: Remodel

ISSUED BY: Zulema Flores

change of use and change of address from sf residence to create a duplex

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 1,910	Tot Val Rem: \$23.00		435		2	1	3
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

**Contact**

Applicant, MGE Development, Inc.  
Billed To, MGE Development, Inc.

**Phone**

(512) 632-0066  
(512) 632-0066

**Contact**

Internet User, MGE Development, Inc.  
General Contractor, Victor Stinson, Stinson Property Group

**Phone**

(512) 632-0066  
(512) 658-8876

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	23.00	9/28/2007						
<b>Fees Total:</b>	<b>23.00</b>							

**Inspection Requirements**

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

**Comments**

Residential Zoning Review

Date

09/27/2007

Reviewer

Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2007-154473-BP

**Type:** RESIDENTIAL

**Status:** Expired

**2102 E 13TH ST UNIT B**

**Issue Date:** 09/28/2007

**EXPIRY DATE:** 03/17/2009

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION						<b>SITE APPROVAL</b>		<b>ZONING</b> SF-3-NP	
<b>PROPOSED OCCUPANCY:</b>		<b>WORK PERMITTED:</b> Remodel				<b>ISSUED BY:</b> Zulema Flores			
change of use and change of address from sf residence to create a duplex									
<b>TOTAL SQFT</b> Remodel: 1,910		<b>VALUATION</b> Tot Val Rem: \$23.00		<b>TYPE CONST.</b>	<b>USE CAT.</b> 435	<b>GROUP</b>	<b>FLOORS</b> 2	<b>UNITS</b> 1	<b># OF PKG SPACES</b> 3
<b>TOTAL BLDG. COVERAGE</b>		<b>% COVERAGE</b>	<b>TOTAL IMPERVIOUS COVERAGE</b>		<b>% COVERAGE</b>	<b># OF BATHROOMS</b>		<b>METER SIZE</b>	

Type	Date	Status	Comments	Inspector
101 Building Layout		Open		Julio Molis
102 Foundation		Open		Julio Molis
103 Framing		Open		Julio Molis
104 Insulation		Open		Julio Molis
105 Wallboard		Open		Julio Molis
108 TCO Stocking		Open		Julio Molis
112 Final Building		Open		Julio Molis
114 Continuance of work		Open		Julio Molis
Deficiencies		Open		Julio Molis

6

**TRUSTEE'S DEED**

**Date:** September 21, 2009



**DEED** 2009161255

**6 PGS**

**Trustee:** Mark Guiling

**Note:** Note dated August 28, 2008 in the amount of \$217,000.00

**Deed of Trust:** Recorded in Instrument No. 2008147963, OPR Travis County, Texas

**Date:** August 28, 2008

**Grantor:** MGE Development, Inc.

**Property:** Unit A, The 2102 East 13<sup>th</sup> Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

**Trustee's/Substitute Trustee's Address:** 3508 Far West Blvd., Suite 190  
Austin, Texas 78731

**Date of Sale (first Tuesday of month):** August 4, 2009

**Time of Sale:** 11:15 A.M.

**Place of Sale:** Designated location, east door, under the sallyport, to the Travis County Courthouse, Austin, Texas, 11<sup>th</sup> and Guadalupe.

**Buyer:** WSC REO, LLC

**Buyer's Mailing Address:** 600 Round Rock West Drive, Suite 601, Round Rock, Texas 78681  
Williamson County

A default exists under the Deed of Trust. Mortgagee or Mortgage Servicer has directed Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Mortgagee either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Trustee sold the Property to Buyer, who was the highest bidder at the public auction. The sale was made on the Date of Sale, began at the Time of Sale, and was concluded by 4:00 p.m.

Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the bid price paid by Buyer as consideration, grants, sells, and conveys the

1612 S. 3rd

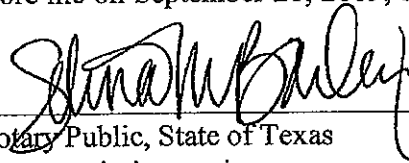
Property to Buyer, "AS IS," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.

  
\_\_\_\_\_  
Mark Guiling

STATE OF TEXAS )

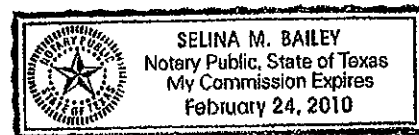
COUNTY OF TRAVIS )

This instrument was acknowledged before me on September 21, 2009, by Mark Guiling, Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

JOHN W PLEUTHNER  
3508 Far West Blvd., Ste 190  
Austin, TX 78731



### Affidavit of Mailing

**Date:** September 21, 2009

**Affiant:** Mark Guiling

**Note:** Note in the amount of \$217,000.00

#### Deed of Trust

**Date:** August 28, 2008

**Grantor:** MGE Development, Inc.

**Recorded:** Instrument No. 2008147963 OPR, Travis County, Texas

**Property:** Unit A, The 2102 East 13<sup>th</sup> Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium recorded under Document No. 2007145622 of the Official Public Records of Travis County, Texas

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

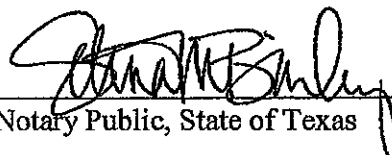
1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on August 4, 2009.

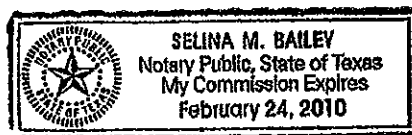
2. Attached to this affidavit is a copy of the letter sent to each person liable on the debt at the address required by the Deed of Trust and the Texas Property Code.

The letter was mailed by certified mail, postage prepaid, properly addressed to each individual identified in the attached letter.

  
Mark Guiling

SUBSCRIBED AND SWORN TO before me on September 21, 2009 by Mark Guiling.

  
Notary Public, State of Texas





LAW OFFICE OF JOHN W. PLEUTHNER, P.C.  
3508 FAR WEST BLVD., SUITE 190  
AUSTIN, TEXAS 78731  
512.345.1559  
FAX: 512.345.5958

July 13, 2009

MGE Development, Inc.  
8305 HWY 71 St. West, Ste. 260  
Austin, Texas 78735

Certified Mail No. \_\_\_\_\_ RRR

Re: Note dated August 28, 2008 in the original principal amount of \$217,000.00, ("Note") payable to the order of Bennie F. Brewer; Equity Trust Company Custodian FBO Marie Wilson IRA # 85417; William G. Hofgard; and, EL Jamison LP, ("Mortgagees") and secured by a Deed of Trust, ("Deed of Trust") filed in Instrument 2008147963, of the Official Public Records of Travis County, Texas; both the Note and Deed of Trust for purposes hereof collectively referred to as the "Loan Documents"

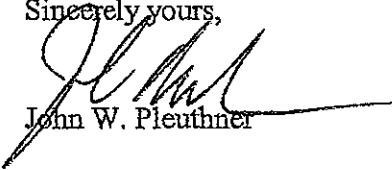
Attn: Ian Mitchell

Dear Mr. Mitchell;

Due to default in the performance of obligations set forth in the Note and deed of Trust referenced above, and in accordance with the procedures therein, the current Mortgagees have declared that the unpaid principal balance and earned interest under the Note is immediately due, and the above referenced property has been posted for foreclosure by the filing of the enclosed Notice of Trustee's Sale, with the Travis County Clerk. The sale will occur in accordance with said Notice.

In accordance with federal and Texas laws regarding fair debt collections, unless you, within thirty days after receipt of this notice, dispute the validity of the debt set forth above, or any portion thereof, the indebtedness will be assumed to be valid. If you notify the undersigned in writing within the thirty-day period that the indebtedness, or any portion thereof, is disputed, I will obtain a verification of the indebtedness and will mail that verification to you. On my receipt of your written request within the thirty-day period, I will forward to you the name and address of the original creditor, if different from the current creditor. I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with state and federal law.

Sincerely yours,

  
John W. Pleuthner

FILED

2009 JUL 13 PM 12:22

Notice of Trustee's Sale

Date: July 13, 2009  
Trustee: Mark Guiling

DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY TEXAS

**Note and Deed of Trust:** Note dated August 28, 2008 in the original principal amount of \$217,000.00, ("Note") payable to the order of Bennie F. Brewer; Equity Trust Company Custodian FBO Marie Wilson IRA # 85417; William G. Hofgard; and, EL Jamison LP, ("Mortgagees") and secured by a Deed of Trust, ("Deed of Trust") filed in Instrument 2008147963, of the Official Public Records of Travis County, Texas; both the Note and Deed of Trust for purposes hereof collectively referred to as the "Loan Documents"

**Maker/Grantor:** MGE Development, Inc.

**Property:** Unit A, The 2102 East 13<sup>th</sup> Street Condominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document No. 2007145622, of the Official Public Records of Travis County.

**Trustee's/Substitute Trustee's Name:** Mark Guiling  
**Trustee's/Substitute Trustee's Address:** 3508 Far West Blvd., Suite 190  
Austin, Texas 78731

**Date of Sale (first Tuesday of month):** August 4, 2009  
**Time of Sale:** 10:00 A.M.  
**Place of Sale:** Designated location, east door, under the sallyport, to the Travis County Courthouse, Austin, Texas, 11<sup>th</sup> and Guadalupe.

Mortgagee has appointed Mark Guiling as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
Mark Guiling

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2009 Sep 24 10:11 AM 2009161255

CLARKMM \$38.00

DANA DEBEAUVDIR COUNTY CLERK

TRAVIS COUNTY TEXAS